

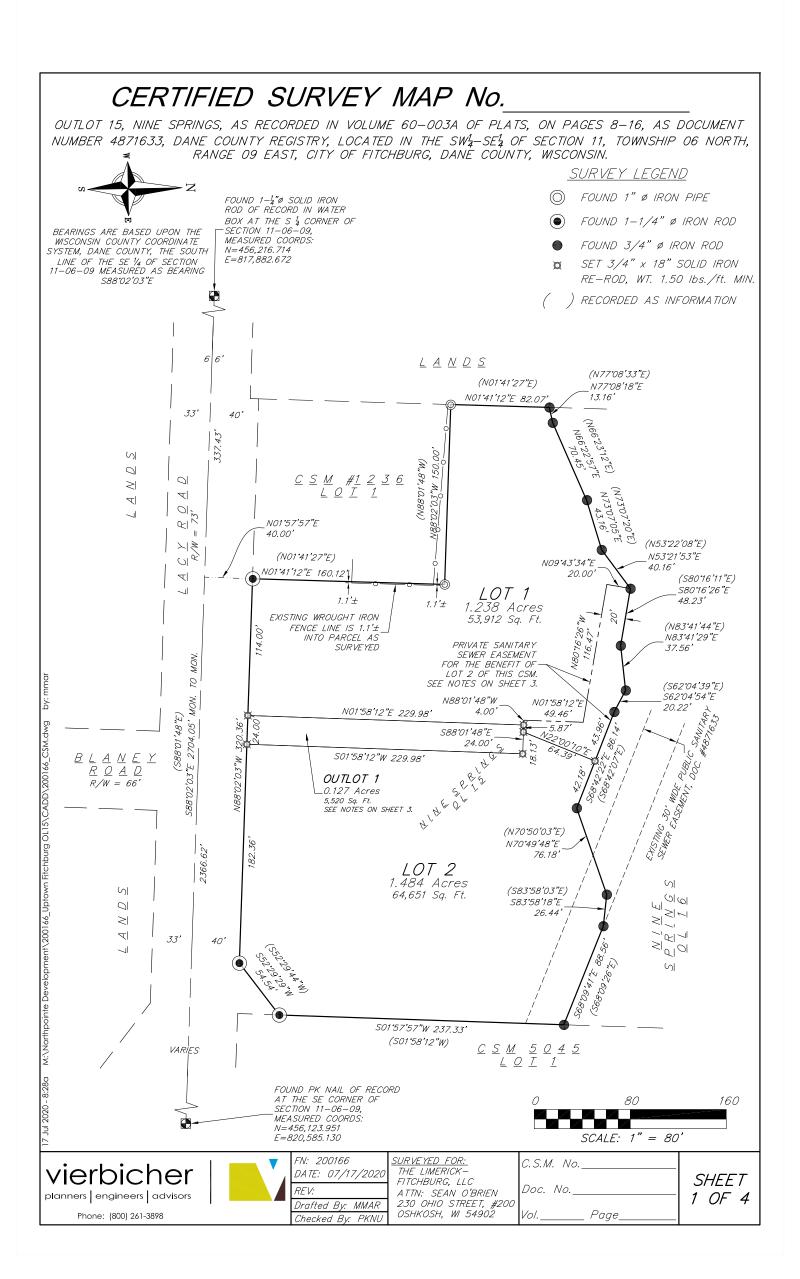
City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)

## Rec. 16.002505 7/23/2020 \$1.070.00 RB

## LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

Permit Request No. CS - L'	<b>,</b>
Ordinance Section No	Fee Paid: \$1,070
For City Use Only: Date Reco	eived: 7 2 20
	be responsible for legal or outside consultant costs incurred by the City.  St four (4) weeks prior to desired plan commission meeting.
Owne	r's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name
Respectfully Submitted By: Mi	Jal S. Mut Michael S. Marty, P.L.S.
currentlyadopted City of Fitchburg	
	Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the
	on in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov
	rier Drive, Suite 201, Madison, WI 53717
7. Contact Person: Michael S. Ma Email: mmar@vierbicher.com	
Address: 230 Ohio Street, Suit	
	ne Limerick-Fitchburg, LLC; c/o Sean O'Brien
5. Zoning District: SC-NC; Smar	
4. No. Of Buildable Lots Propose	
3. No. of Parcels Proposed: Th	ree (3),
	Commercial/Industrial
	Multi-Family Residential
	☐ Two-Family Residential
	Single Family Residential
2.1 reposed Land Goo (Gricon an	
2. Proposed Land Use (Check all	
	Comprehensive Development Plan Approval
	Replat
	☐ Final Plat Approval
	Preliminary Plat Approval
1. Type of Action Requested:	☑ Certified Survey Map Approval



# CERTIFIED SURVEY MAP No. OUTLOT 15, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE $SW_4^1$ — $SE_4^1$ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. LEGAL DESCRIPTION: Outlot 15, NINE SPRINGS, as recorded in Volume 60-003A of Plats, on Pages 8-16, as Document Number 4871633, Dane County Registry, located in the $SW_4^1-SE_4^1$ of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin. Containing 124,083 square feet or 2.849 acres more or less.

### SUR VE YOR'S CERTIFICATE:

l, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of The Limerick—Fitchburg, LLC., Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc. By: Michael S. Marty Date: July 16th, 2020 Signed: Michael S. Marty, P.L.S. No. S-2452

#### NOTES PER NINE SPRINGS PLAT:

- Outlots 2, 14 and 15 shall be subject to access restrictions to Syene Road, Lacy Road or Haight Farm Road placed by the City at the time a new land division is accomplished for the respective Outlot. by:
  - Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights—of—way or along the front yards of the Lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.

    Upon future development of Outlot 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, and 17 additional parkland dedication may be required. The ultimate location, size and configuration of said dedicated parkland shall
  - be determined during the formal land division process and shall be subject to final approval by the City of
  - 4. Outlots 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15 and 17 are created for staging purposes in accord with Section 24-2(j) of the Municipal Code. A land division is required prior to development of the respective
  - 5. Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(ies) involved.
  - NOISE NOTE: "The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

#### CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

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planners	enaineers	advisors

Fitchburg OL15\CADD\200166\_CSM.dwg

8:28a

Jul 2020



FN: 200166 DATE: 07/17/2020 REV:

<u>SURVEYED FOR:</u> THE LIMERICK— FITCHBURG, LLC ATTN: SEAN O'BRIEN 230 OHIO STREET, #200 OSHKOSH, WI 54902

C.S.M. No.\_ Doc. No. Page.

SHEET 2 OF 4

Phone: (800) 261-3898

Drafted By: MMAR Checked Bv: PKNU

CERTIFIED SURVEY MAP No.
OUTLOT 15, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMEN NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW $^1_2$ -SE $^1_4$ OF SECTION 11, TOWNSHIP 06 NORTH RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.
OWNER'S CERTIFICATE OF DEDICATION
The Limerick-Fitchburg, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. The Limerick-Fitchburg, LLC does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Fitchburg for approval. Witness the hand and seal of said owner this day of, 20
The Limerick—Fitchburg, LLC
By: Sean O'Brien, Managing Member The Limerick—Fitchburg, LLC
STATE OF WISCONSIN )  )ss  DANE COUNTY )
Personally came before me thisday of, 20, Sean O'Brien, Managing Member of The Limerick—Fitchburg LLC, to me known to be the person who executed the foregoing instrument, and acknowledged the same.
Notary Public, Dane County, Wisconsin
My Commission Expires
<u>NOTES:</u>
1. A separate agreement for the Private Sanitary Sewer Easement shown on sheet 1 outlining rights, use, maintenance, and other conditions shall be recorded subsequent to the recording of the CSM.
2. Outlot 1 is reserved for Private Alley and Public Utility Purposes for the benefit of Lot 1 & Lot 2 of this CSM.
3. I found a 1—¼"ø solid iron rod in a water box and ties representing the South ¼ Corner of Section 11, T06i R09E as established on tie sheet by Chris W. Adams, dated September 28, 2016, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was May 28 2020.
4. I found a PK Nail and ties representing the Southeast Corner of Section 11, T06N, R09E, as established or tie sheet by Chris W. Adams, dated September 28, 2016 and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was May 28, 2020.

vierbicher planners | engineers | advisors

Phone: (800) 261-3898



FN: 200166 DATE: 07/17/2020 REV: Drafted By: MMAR

Checked By: PKNU

SURVEYED FOR: THE LIMERICK— FITCHBURG, LLC ATTN: SEAN O'BRIEN 230 OHIO STREET, #200 OSHKOSH, WI 54902

C.S.M. No.\_\_\_\_\_\_

Doc. No.\_\_\_\_\_

Vol.\_\_\_\_ Page\_\_\_\_\_

SHEET 3 OF 4

# CERTIFIED SURVEY MAP No. OUTLOT 15, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE $SW_4^1$ — $SE_4^1$ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. CONSENT OF MORTGAGEE , a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate. IN WITNESS WHEREOF, the said \_\_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, wisconsin, on this \_\_\_\_\_ \_\_\_\_\_, Wisconsin, on this \_ \_\_\_\_, its \_\_\_\_ \_\_\_\_\_\_, 2020. (Name), (Title) ) )ss. ) State of Wisconsin County of Dane Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority. Notary Public, State of Wisconsin My Commission expires: \_\_\_ REGISTER OF DEEDS CERTIFICATE: Received for recording this \_\_ \_ day of at \_\_\_\_\_\_ o'clock \_\_\_\_\_.m. and recorded in Volume \_ Survey Maps on pages \_\_\_\_\_, as Doc. N \_\_\_\_ of Certified \_\_\_\_, as Doc. No. Kristi Chlebowski, Dane County Register of Deeds <u>SURVEYED FOR:</u> THE LIMERICK— FITCHBURG, LLC FN: 200166 C.S.M. No.\_\_ vierbicher

DATE: 07/17/2020

Drafted By: MMAR

Checked By: PKNU

REV:

planners engineers advisors

Phone: (800) 261-3898

SHEET

4 OF 4

Doc. No.\_\_

Page\_

ATTN: SEAN O'BRIEN 230 OHIO STREET, #200 OSHKOSH, WI 54902